

ORDER NO.: 160533/T (Accommodation Recording Only)

WHEN RECORDED MAIL DOCUMENT  
AND TAX NOTICE TO:  
HERITAGE LAND HOLDINGS, LLC  
470 NORTH 2450 WEST  
TREMONTON, UT 84337

### WARRANTY DEED

#### SIERRA HOMES CONSTRUCTION, INC.

Grantor, organized and existing under the laws of the State of Utah with its principal office at 470 NORTH 2450 WEST, TREMONTON, County of BOX ELDER, State of UTAH hereby CONVEYS and WARRANTS to

#### HERITAGE LAND HOLDINGS, LLC

Grantee, of TREMONTON, County of BOX ELDER, State of UTAH, for the sum of TEN DOLLARS and other good and valuable consideration, the following tract of land in BOX ELDER county, State of UT, to-wit:

SEE ATTACHED EXHIBIT "A"

05-200-0026

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2021 taxes and thereafter.

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under resolution adopted by the Board of Directors of the Grantor at a lawful meeting held and attended by a quorum.

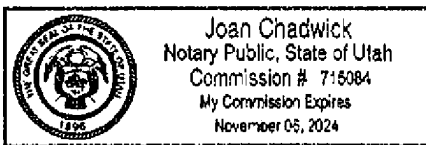
In witness whereof, the Grantor has caused its Corporation name and seal to hereunto affixed by its duly authorized officers, this 31<sup>st</sup> day of August, 2021.

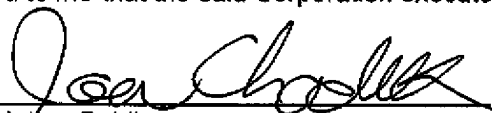
SIERRA HOMES CONSTRUCTION, INC.

BY:   
BOYD COOK, AUTHORIZED SIGNATORY

STATE OF UTAH            )  
                                  §  
COUNTY OF BOX ELDER )

On the 31 day of August, 2021, personally appeared before me BOYD COOK, who being duly sworn, did say that he/she is the AUTHORIZED SIGNATORY of SIERRA HOMES CONSTRUCTION, INC., and that the foregoing instrument was signed in behalf of said Corporation by authority of a resolution of its Board of Directors, and the said BOYD COOK acknowledged to me that the said Corporation executed the same.



  
Notary Public  
My Commission Expires: 11-5-2021  
Residing at: Tremonton

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**EXHIBIT "A"  
LEGAL DESCRIPTION**

NW/4 OF NE/4 OF SEC 15, T 11N, R 03W, SLBM.

LESS: ROADS, CANALS & RR R/W.

LESS: [05-200-0002, 0003, 0004] BEGINNING AT A POINT 361.5 FT EAST AND 26.5 FT SOUTH FROM WHERE THE EAST LINE OF THE R/W OF THE MALAD BRANCH OF THE OSLRR AS IT IS NOW SITUATED, CROSSES THE NORTH SECTION LINE OF SECTION 15, TOWNSHIP 11 NORTH, RANGE 3 WEST, SLBM. THENCE SOUTH 496 FEET, THENCE EAST 848 FEET; THENCE NORTH 370 FEET TO THE SOUTH SIDE OF THE CENTRAL CANAL OF THE UTAH-IDAHO SUGAR COMPANY, THENCE WESTERLY ALONG THE SOUTH SIDE OF SAID CANAL TO A POINT 269 FEET EAST OF THE POINT OF BEGINNING; THENCE WEST TO THE POINT OF BEGINNING.

LESS: [05-200-0023] PART OF THE NORTHEAST QUARTER OF SEC15, T 11N, R 03W, SLBM.

BEGINNING AT THE INTERSECTION OF GRANTORS EAST BOUNDARY LINE BEING A POINT ON THE EAST LINE OF THE WEST HALF OF SAID NORTHEAST QUARTER AND THE SOUTHWESTERLY R/W LINE OF THE CENTRAL LATERAL BRANCH OF THE BEAR RIVER CANAL LOCATED 1307.94 FT SOUTH 87°25'44" WEST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER AND 73.31 FT SOUTH 00°51'33" EAST FROM THE NORTHEAST CORNER OF SAID SECTION 15. THENCE ALONG SAID CANAL R/W LINE THE FOLLOWING THREE (3) COURSES: 1) WESTERLY ON A NON-TANGENT CURVE TO THE LEFT ALONG THE ARC OF A 182.50 FT RADIUS CURVE, A DISTANCE OF 123.79 FT, CHORD BEARS NORTH 74°12'05" WEST 121.43 FT, HAVING A CENTRAL ANGLE OF 38°51'45"; 2) SOUTH 86°22'03" WEST 312.53 FT; 3) NORTHWESTERLY TO THE RIGHT ALONG THE ARC OF A 162.50 FT RADIUS CURVE, A DISTANCE OF 53.66 FT, CHORD BEARS NORTH 84°10'24" WEST 53.41 FT, HAVING A CENTRAL ANGLE OF 18°55'06" TO THE SOUTH R/W LINE OF ROCKET ROAD; NORTH 87°25'44" EAST 481.76 FT ALONG SAID SOUTH R/W LINE TO GRANTORS NORTHEAST PROPERTY CORNER BEING A POINT ON THE EAST LINE OF THE WEST HALF OF SAID NORTHEAST QUARTER; SOUTH 00°51'33" EAST 40.30 FT ALONG SAID EAST BOUNDARY LINE TO THE POINT OF BEGINNING.

**COURTESY RECORDING**

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